

Gardner, Stephen

From: Romeo, Mike [mromeo@ldn.thelandlawyers.com]
Sent: Monday, October 19, 2009 4:25 PM
To: Brown, Ron
Cc: Danny Osteen; Stein, Theresa; Minchew, J. Randall; Gardner, Stephen
Subject: RE: Washington Immanuel Briefing Follow-Up

Ron:

I'm agreeable to discussing all of the conditions with the project manager tomorrow. Randy Minchew will accompany Danny, Paul and myself to hopefully resolve the remaining condition language.

The project manager and I met prior to the Planning Commission Public Hearing to discuss the conditions, but were unable to resolve the Applicant's concerns related to Conditions #2, #3, and #6. It was my hope that you would be able to meet with the project manager and myself and assist in resolving these conditions now that the application will be headed to the Board of Supervisors Public Hearing on December 7th. I'm hopeful that we'll be able to resolve these issues tomorrow. Thank you.

Mike

From: Brown, Ron [mailto:Ron.Brown@loudoun.gov]
Sent: Monday, October 19, 2009 4:08 PM
To: Romeo, Mike
Cc: Danny Osteen; Stein, Theresa; Minchew, J. Randall; Gardner, Stephen
Subject: RE: Washington Immanuel Briefing Follow-Up

Mike – I suggest that you discuss all the conditions tomorrow. Our accepted process is for the matter to be handled by the project planner in the first instance before staff resorts to CAO advice. If you and staff can work out the condition language, there will be no need for this office to have to be involved in anything other than clarifying. I will assist Stephen with alternative language if he needs my assistance. However, I would very much appreciate your making a good faith effort to resolve the differences re the conditions with him.

Regards, Ron Brown 703.777.0307

From: Romeo, Mike [mailto:mromeo@ldn.thelandlawyers.com]
Sent: Monday, October 19, 2009 3:51 PM
To: Gardner, Stephen
Cc: jesoontpark@shanghaITCM.com; Danny Osteen; PaulAWA1@aol.com; Stein, Theresa; Brown, Ron; Minchew, J. Randall
Subject: RE: Washington Immanuel Briefing Follow-Up

Stephen:

Danny Osteen, Paul Arnone, and myself will be in attendance at the meeting tomorrow. Since Ron will not be in attendance and is in the process of drafting an alternative Condition #2, I suggest we remove the Pump and Haul and Capacity and Attendance (Condition #2) issues from tomorrow's agenda. Let's focus on the remaining issues for discussion and hopeful resolution at tomorrow's meeting. We can setup a follow-up meeting next week or shortly thereafter to discuss the Pump and Haul and Capacity and Attendance (Condition #2) issues when the alternative Condition #2 is available for review.

Also, could you please forward me an electronic version of Commissioner's Chaloux Findings for Denial? Thank you.

Mike

From: Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]
Sent: Monday, October 19, 2009 3:24 PM
To: Romeo, Mike
Cc: jesoonpark@shanghaiTCM.com; Danny Osteen; PaulAWA1@aol.com; Stein, Theresa; Brown, Ron; Minchew, J. Randall
Subject: RE: Washington Immanuel Briefing Follow-Up

Mr. Romeo,

I would like to confirm tomorrow (10/20/09) at 11:00 a.m. as a meeting date and time. We will meet in the Ashburn Room on the third floor of the Government Center.

Topics of discussion will include the outstanding issues: 1) Pump-and-haul; 2) Tree Conservation Area; 3) Low Impact Design for Parking; 4) Capacity and Attendance (Condition #2); 5) Accessory / Special Events (Condition #3); and 6) Outdoor Music / Speakers (Condition #6). I would also like to discuss stormwater management, identified by the Planning Commission as part of their discussion as an issue which should be considered further.

Ron will not be in attendance. He has asked that I convey the following: He understands the intent of Condition #2 as drafted by Staff. He also understands your concerns as well as the concerns voiced by the Planning Commission last Thursday. He will suggest alternative language accordingly.

Thanks,

Stephen Gardner

From: Romeo, Mike [mailto:mromeo@ldn.thelandlawyers.com]
Sent: Friday, October 16, 2009 11:17 AM
To: Gardner, Stephen
Cc: jesoonpark@shanghaiTCM.com; Danny Osteen; PaulAWA1@aol.com; Stein, Theresa; Brown, Ron; Minchew, J. Randall
Subject: RE: Washington Immanuel Briefing Follow-Up

Stephen:

Thank you for the response. We'd like to meet with you on Monday, the 19th, at 11:00 a.m. to resolve the remaining outstanding issues and come to an agreement on the conditions. Please let me know if you're available to meet at the proposed time. We'd also like to invite the zoning reviewer and a member of the County Attorney's office. Given the minimal amount of outstanding issues and conditions, I believe we can find common ground and resolve these issues in a short period of time if all interested parties are in attendance.

Also, can you please forward me Commissioner Chaloux's Findings for Denial? We'll be providing a response to these findings with our other updated materials we'll be submitting no later than November 2nd. Thank you.

Mike

From: Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]
Sent: Friday, October 16, 2009 1:22 AM
To: Romeo, Mike
Subject: RE: Washington Immanuel Briefing Follow-Up

I am free on either the 19th or the 20th for a follow-up discussion regarding Washington Immanuel.

From: Romeo, Mike [mailto:mromeo@ldn.thelandlawyers.com]
Sent: Tuesday, October 13, 2009 2:25 PM
To: Gardner, Stephen
Cc: Danny Osteen
Subject: RE: Washington Immanuel Briefing Follow-Up

Let's plan on 2:00 p.m. I'll meet you at the front counter. Danny Osteen may be attending as well.

From: Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]
Sent: Tuesday, October 13, 2009 2:22 PM
To: Romeo, Mike
Cc: Danny Osteen
Subject: RE: Washington Immanuel Briefing Follow-Up

My schedule is open all day.

From: Romeo, Mike [mailto:mromeo@ldn.thelandlawyers.com]
Sent: Tuesday, October 13, 2009 1:57 PM
To: Gardner, Stephen
Cc: Danny Osteen
Subject: RE: Washington Immanuel Briefing Follow-Up

What time works best for you Stephen?

From: Gardner, Stephen [mailto:Stephen.Gardner@loudoun.gov]
Sent: Tuesday, October 13, 2009 1:57 PM
To: Romeo, Mike
Cc: Stein, Theresa; Brown, Ron; Minchew, J. Randall
Subject: RE: Washington Immanuel Briefing Follow-Up

Mr. Romeo,

I am more than happy to meet with you tomorrow (10/14/09) regarding the Conditions and/or other outstanding issues with the application. Theresa Stein is not available tomorrow. If you would like to include her in a meeting, next week would be the earliest possibility. Please note that any in-person discussion is not in lieu of the conventional Zoning Administration Condition review.

Likewise, Ron will not be attending a meeting. County Attorney review occurs prior to final action by the Board when the Condition language is solidified based upon both Staff/Applicant discussions and Commission input. He does have your suggested edits and is prepared to answer any questions that may arise from the Commission at the Public Hearing.

Thanks,

Stephen Gardner

From: Romeo, Mike [mailto:mromeo@ldn.thelandlawyers.com]
Sent: Thursday, October 08, 2009 10:56 PM
To: Gardner, Stephen

Cc: Brown, Ron; Stein, Theresa; Danny Osteen
Subject: RE: Washington Immanuel Briefing Follow-Up

Good Evening Stephen:

Please let me know if you, Ron, and Theresa are available to meet next Wednesday. I believe we can resolve any issues we have with the conditions of approval in less than an hour. If Ron and Theresa are not available to meet next Wednesday, I'd still like to meet with you to resolve the tree conservation area, parking, and plat notation issues. Danny Osteen will likely accompany me.

I'll be out of the office tomorrow, but please contact me on Tuesday if you have any questions or comments. Thank you.

Mike

From: Romeo, Mike
Sent: Thursday, October 08, 2009 10:50 PM
To: 'Peggy Maio'
Cc: 'Gardner, Stephen'; 'Ron Brown'; 'tstein@loudoun.gov'; jesoontpark@shanghaiTCM.com; 'Danny Osteen'; 'Robert Klancher'; 'Sandra Chaloux'; 'Kevin.Ruedisueli@loudoun.gov'; Erin Austin; 'Gigi Robinson'; 'Chris.Brodrick@loudoun.gov'; 'Helena.Syska@loudoun.gov'; 'loudounpc@loudoun.gov'
Subject: Washington Immanuel Briefing Follow-Up

Good Evening Chairwoman Maio:

I'm writing you in response to our conversation earlier this week and the comments made at the briefing session earlier tonight. As I alluded to in our conversation, the church is not agreeable to the conditions of approval listed in the staff report. I have attached the church's suggested revisions. If possible, we would like to meet with Staff, in particular members from Zoning Administration and the County Attorney's office, to finalize the conditions of approval in preparation for next Thursday's public hearing. I believe we're not far from coming to an agreement on the conditions.

Per your request in our conversation and Commissioner Austin's request earlier this evening, I've attached the Board of Supervisors Permanent Pump and Haul Action Item from September 1, 2009. As you can see, the application received a 3-0-1 recommendation for approval from the Transportation and Land Use Committee. This recommendation, and the September 1st Board approval, was the result of 10 months of processing the application, which included 2 meetings with the committee. The church has done everything in its power to resolve the pump and haul issue.

Also, in response to our conversation, at the public hearing next Thursday I'll provide the information pertaining to the churches in the rural policy area that operate permanent pump and haul systems. Most, if not all, of these churches are likely to stay on pump and haul systems for the foreseeable future.

I'll be back in the office on Tuesday, so if you have any questions or comments, please feel free to contact me at that time. Thank you.

Mike

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Land Use Planner
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